

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
December 23, 2015
1:30 p.m.
Room 208, City Hall

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #10711 - Appeal filed by Maria L Carabes from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an insurance office at 5633 S Kingshighway.

WARD 13 #AO525423-15 ZONE: "A" – Single Family Dwelling District

APPEAL #10712 - Appeal filed by Aziz's Auto Sales from the determination of the Building Commissioner in the denial of a occupancy permit authorizing the Appellant to operate a used car sales business with outside storage for 5-8 vehicles at 4548 R Dr. Martin Luther King Dr.

WARD 4 #AO524842-15 ZONE: "G" – Local Commercial and Office District

APPEAL #10713 - Appeal filed by Tim Horton's, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do install one illuminated wall sign, per plans, at 4249 Clayton.

WARD 17 #AB525686-15 ZONE: "K" – Unrestricted District

APPEAL #10714 - Appeal filed by Eagle Gemstone Properties LLC, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior & exterior alterations/replace 4 windows, per plans, at 3413 Klein.

WARD 3 #AB525413-15 ZONE: "C" – Multiple-Family Dwelling District

APPEAL #10715 - Appeal filed by Mally Market from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do new construction for gas station/convenience store w/liquor & cooking per plans (zoning only) at 2800-2818 North Florissant

WARD 3 #AB525451-15 ZONE: "G" – Local Commercial and Office District

APPEAL #10674 - Appeal filed by Confluence Kombucha, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior alterations, zoning only, for a fermented tea manufacturing and distribution business at 4507 Manchester.

WARD 17 #AB524101-15 ZONE: "G" – Local Commercial and Office District

APPEAL #10690 - Appeal filed by QuikTrip #648 from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install two wall signs and one ground sign per plans (illuminated) at 3291 S. Kingshighway.

WARD 10 #AB524132-15 ZONE: "K" – Unrestricted District

3. **Deliberations on the above hearings**

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on December 16, 2015.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Mary Ellen Ponder, Mayor's Office
Michelle Maple, Commercial District Manager Supervisor
Mallori Allen, City Counselor's Office
Richard Gray, Director of Public Safety
Otis Williams, SLDC
Joe Thele, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Don Roe, PDA

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
Mallori Allen, City Counselor's Office
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
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